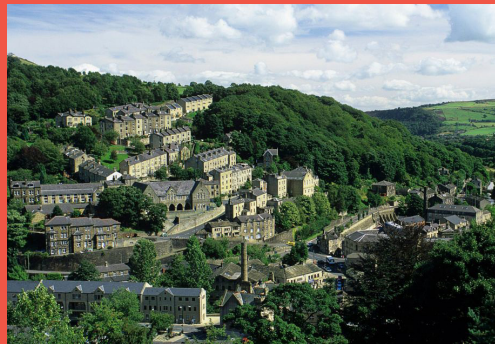


# Calder Valley Community Land Trust

Calder Valley Community Land Trust was established in 2014 following two public meetings. Our focus is on community-led affordable housing in Todmorden, Hebden Bridge and Mytholmroyd. We also hold land and buildings on behalf of the community.

## Bringing affordable housing back to High Street



## Frequently Asked Questions

Calder Valley CLT have been campaigning for two years to bring affordable housing back to High Street, Hebden Bridge, an area of town that once housed hundreds of people. We are now getting close to realising those plans. We have produced this leaflet to help answer some of the questions we are most frequently asked by the public about the development.

### **Why are you building the houses?**

There is a shortage of affordable housing in Hebden Bridge, which means young people leaving home for the first time are priced out of the area.

### **How many houses are you building?**

We are aiming to build 27 homes on a piece of land where hundreds of people used to live until the housing there was demolished in the 1960s.

### **What size will the properties be?**

We are aiming to build a variety of homes, from large one-bed flats to three-bed family homes.

### **Who are the houses for?**

The houses are designed to suit young people and families, who find it difficult to live in Hebden Bridge due to the cost of housing, but that doesn't mean older people won't be able to live there too!

### **Who decides who gets them?**

Homes will be allocated according to need, using the same methodology as Calderdale Council... but those who want to live there will need a local connection to Hebden Bridge, not just Calderdale.

### **How can I apply to get on the list?**

Applicants need to register with Key Choice, a choice-based lettings system operated by Calderdale Council.

### **Do you have to be a CVCLT member?**

You don't need to be a CVCLT member to apply, but you will be encouraged to become a member once you are housed.

# Frequently Asked Questions (cont.)

## Are the houses for rent or for sale?

We very much hope that all of the properties will be for rent. However, we are a new organization with very few assets. This means that if we cannot raise enough money, we might need to sell a small number of them.

## Will there be right to buy on them?

Keeping the properties within our ownership helps us keep rents low, so we would prefer not to sell them. As a CLT, we are currently exempt from the right-to-buy, but we have no control over future government policy, so that might change. Even then, if we can afford to build a new property for every one we sell, this might not be a bad thing.

## What will they look like?

As you can see in the picture below, we are aiming to echo the existing housing in Hebden Bridge. However, to avoid extensive work below ground, it is likely the exterior faces would be timber rather than stone.

## Will they have gardens and parking?

Some of the ground floor flats will have their own private garden. The rest will benefit from shared gardens. There will be one parking spot for every two homes (and electric vehicle charging points). The demand for parking tends to be lower in social housing.

## Will they be environmentally friendly?

We are aiming for our homes to be some of the greenest in the valley. Our sustainability action plan is based on Bioregional's ten principles for One Planet Living, covering everything from carbon, energy and water usage through to wildlife preservation and the health and happiness of those who live there.

## Will they cause more flooding?

The lightweight nature of the construction, combined with careful planting, should allow the site to absorb at least as much water as it does at the moment.

## Will they be accessible to all?

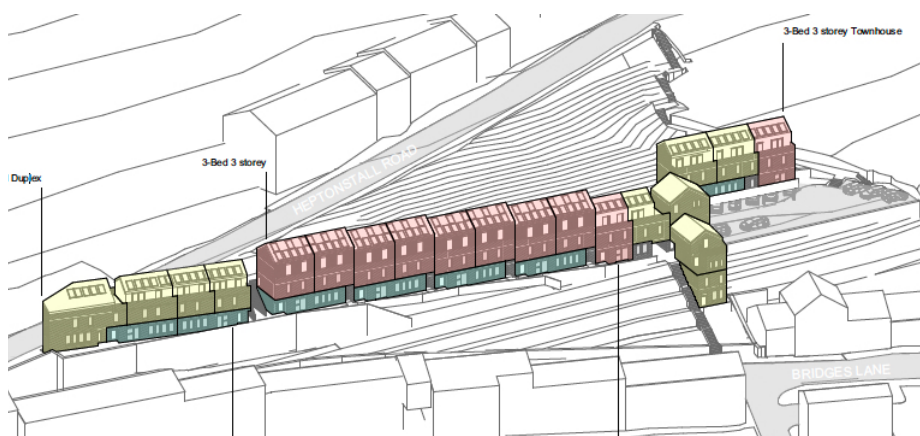
There will be eight fully accessible ground floor apartments designed beyond the requirements of the Building Regulations. We have been liaising with Hebden Bridge Disability Access Forum to ensure the properties remain as accessible as they can be.

## How do I find out more about this scheme?

You can follow us on Facebook or Twitter or view our website at [caldervalleyclt.org.uk](http://caldervalleyclt.org.uk)

You could even become a member, ensuring you remain up-to-date with the progress of High Street and our other developments.

...and keep your eye out for our public consultations!



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